

**Valuers, Land & Estate Agents**

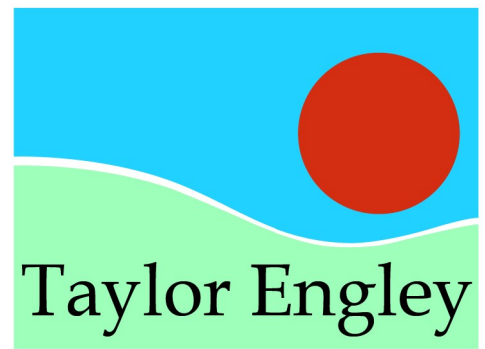
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**12 Eldon Road, Old Town, Eastbourne, East Sussex, BN21 1TA**

**Chain Free £580,000 Freehold**

An excellent opportunity has arisen to acquire this **RECENTLY REFURBISHED DETACHED FAMILY HOME** WHICH IS SUBSTANTIALLY EXTENDED TO THE REAR in this favoured Old Town location. The property has been extensively re-furbished by the present owner to provide re-fitted kitchen/breakfast room, spacious bathroom and ground floor shower room/wc, new roof, electrics, plumbing with the installation of a new boiler and is considered to be in good decorative order throughout. Features include 25' x 17'1" sitting/dining room, 20'9" x 16'5" extended re-fitted kitchen/breakfast room, on-site garage with driveway parking for several vehicles and attractive lawned gardens to rear.



The property is conveniently located within this desirable Old Town location being within close proximity to shops and amenities in nearby Victoria Drive and Green Street with regular bus services nearby, along with downland walks and local schools for all age groups being within close proximity. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a quarters mile distant.

**\* ENTRANCE VESTIBULE \* HALL \* SITTING ROOM/DINING ROOM \* SPACIOUS OPEN PLAN KITCHEN/BREAKFAST ROOM \* GROUND FLOOR BEDROOM 5/OPTIONAL STUDY \* RE-FITTED GROUND FLOOR SHOWER ROOM \* FOUR FIRST FLOOR BEDROOMS \* FAMILY BATHROOM \* INTEGRAL GARAGE \* DRIVEWAY PARKING FOR SEVERAL VEHICLES \* ATTRACTIVE GARDENS TO REAR \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Tiled floor, coved ceiling, inner glazed door opening to:

### Reception Hall

Solid Oak flooring, built-in understairs storage cupboard, double radiator, thermostat.

### Re-Fitted Ground Floor Shower Room/Wc

Double shower cubicle with thermostatic Aqualisa shower unit over, low level wc, wall mounted wash hand basin with monobloc mixer, illuminated mirrored wall cabinet, tiled floor, tiled walls, chrome heated towel rail, Upvc window to side.

### Sitting Room

### Sitting/Dining Room

25' x 17'1" (7.62m x 5.21m)

Solid Oak flooring, feature brick fireplace with inset log burning stove, Upvc Georgian bar windows to front, dining area.

### Inner Hall

### Study/Utility Room/Optional Bedroom 5

10' x 9'5" (3.05m x 2.87m)

Upvc windows to rear, wash hand basin, radiator.

### Extended Re-Fitted Kitchen/Breakfast Room

20'9" x 16'5" (6.32m x 5.00m)

Dual aspect with upvc Georgian Bar windows to rear, re-fitted with a comprehensive range of matching eye and base level units with rolled edge moulded work top surfaces, breakfast bar, integrated two bowl sink unit with drainer and swan neck mixer taps, integrated eye level double oven, plumbing and space for washing machine and dishwasher, double glazed windows to rear.

Stairs from hall rising to:

### Kitchen Area

### First Floor Landing

Double door providing access to front balcony. Radiator, built-in storage cupboard.

### Master Bedroom

13'9" x 11'11" (4.19m x 3.63m)

Dual aspect double glazed windows to rear, fitted double wardrobes, radiator.

### Bedroom 2

13'5" x 10'9" (4.09m x 3.28m)

Dual aspect double glazed windows to front and side, built-in range of wardrobes, television point, coved ceiling, radiator.

### Bedroom 3

10' x 9'9" (3.05m x 2.97m)

Upvc windows to rear overlooking rear garden, coved ceiling, dado rail.

### Bedroom 4

12'2" x 8'7" (3.71m x 2.62m)

Upvc windows to front, alcove with fitted wash hand basin with mixer tap, fitted bedroom furniture.

### Family Bathroom

Re-fitted bathroom with a white suite comprising double ended panelled bath with central chrome mixer, pedestal wash hand basin with chrome fittings, dual flush wc, upvc obscure window to side and rear, ceramic tiled walls with complimentary floor tiling.

### Integral Garage

16'9" x 8'8" (5.11m x 2.64m)

Electric roller door, power and light, gas meter, water meter, wall mounted recently installed gas boiler for the provision of gas fired central heating and domestic hot water.

### Outside

### Front Garden

Walled boundaries with side access gate, parking for several vehicles.

### Rear Garden

Approximately 95' in depth with recently installed decking with sun terrace, pergola, leading to area principally laid to lawn with mature flower and shrub borders to sides, fruit trees and hedgerows to sides and rear offering a degree of seclusion.

### EPC & Floor-Plan

EPC AND FLOOR-PLAN HAS BEEN ORDERED WILL BE WITH US ON 28/10/2020

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,492.32 until March 2021.

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

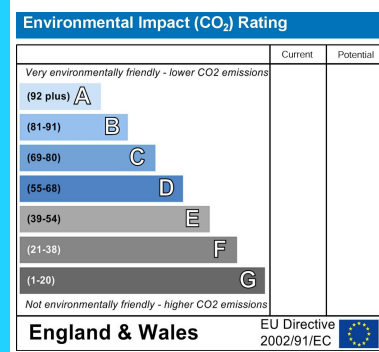
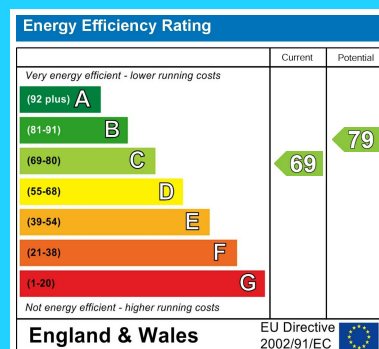
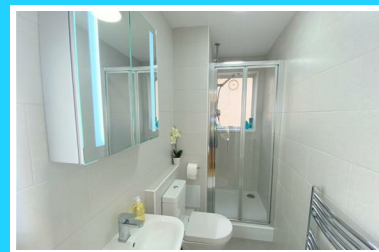
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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